



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

September 25, 2007

Board of Supervisors
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First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF CARSON REQUEST FOR
SUBORDINATION OF PASS-THROUGH PAYMENTS TO COUNTY TAXING ENTITIES ON
THE MERGED REDEVELOPMENT PROJECT AREA
(SECOND DISTRICT) (3 VOTES)**

**JOINT RECOMMENDATION OF THE CHIEF EXECUTIVE OFFICER, THE FIRE CHIEF, AND
THE DIRECTOR OF PUBLIC WORKS THAT YOUR BOARD:**

Approve a Resolution subordinating the County of Los Angeles', the Fire District's, and the Flood Control District's right to receive pass-through payments from the Redevelopment Agency of the City of Carson ("Agency") Merged (Project No. 2, No. 2 Annex, and No. 3) Redevelopment Project Area ("Merged Project") to the Agency's 2007 tax allocation bonds (the "2007 Bonds").

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 16, 1996, the Agency merged the Redevelopment Plans for Redevelopment Project Areas No. 2, No. 2 1983 Annex, and No. 3 as Ordinance No. 96-1095. The Agency is preparing to issue the 2007 Bonds for the purpose of refinancing a portion of the existing debt issues. The subordination is required by law based on a timely agency request and showing that sufficient funds to pay both debt service and pass-through payments to affected taxing agencies will be available when payments are due. The County received the subordination request from the Agency on August 15, 2007.

Implementation of Strategic Plan Goals

This action supports Goal 4, Fiscal Responsibility, of the County Strategic Plan to strengthen the County's fiscal capacity.

FISCAL IMPACT/FINANCING

Health and Safety Code Section 33607.5(e) provides that pass-through payments to taxing entities may be subordinated to a redevelopment agency's payments for debt service. The County may disapprove a request for subordination only if it finds, based on substantial

evidence, that the agency will not be able to pay both the debt service payments and the pass-through payments to the affected taxing entities. The Agency's tax increment projections, reviewed by this Office, indicate that there will be sufficient coverage to satisfy the debt service on the 2007 Bonds, and the required pass-through payments to the taxing entities.


FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 33607.5(e)(3) provides: "If the affected taxing entity does not act within 45 days after receipt of the agency's request, the request to subordinate shall be deemed approved and shall be final and conclusive." Failure to act within 45 days after receipt of the agency's request (in this case, September 30, 2007) constitutes County approval of the agency's request to subordinate to the bonds. County Counsel indicates that approving subordination to the bonds by express resolution is preferable to failing to take action within 45 days.

CONCLUSION


At such time as the recommendation is approved by your Board, please return one copy of this letter and Resolution to the Chief Executive Office, Office of Unincorporated Area Services, and one copy of the letter and Resolution to the Auditor-Controller, Tax Division.

Respectfully submitted,



WILLIAM T. FUJIOKA
Chief Executive Officer

Respectfully submitted,

 FOR PRIC

P. MICHAEL FREEMAN
Fire Chief

Respectfully submitted,



DONALD L. WOLFE
Director of Public Works

WTF:LS
DSP:RM:ib

Attachment

c: Auditor-Controller
County Counsel
Redevelopment Manager, Redevelopment Agency, City of Carson

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES TO SUBORDINATE THE COUNTY TAXING ENTITIES' RIGHT TO
RECEIVE PASS-THROUGH PAYMENTS TO THE CARSON REDEVELOPMENT
AGENCY OF THE CITY OF CARSON MERGED AND AMENDED REDEVELOPMENT
PROJECT**

WHEREAS, the City Council of the City of Carson on July 16, 1996 adopted Ordinance No. 96-1095 merging the Redevelopment Plans for Redevelopment Project Areas No. 2, No. 2 1983 Annex, and No. 3 (the "Merged Project"); and

WHEREAS, the County of Los Angeles ("County") received a letter on August 15, 2007 from the Carson Redevelopment Agency of the City of Carson (the "Agency") advising its intention to issue tax allocation bonds (the "2007 Bonds") payable from and secured by a pledge of certain Merged Project tax increment revenues, and requested of the County, the Los Angeles County Flood Control District ("Flood"), and the Consolidated Fire Protection District of Los Angeles County ("Fire") (collectively "Taxing Entities") that any and all payments which the Taxing Entities are entitled to receive pursuant to Health & Safety Code Section 33607.5 ("Section 33607.5") from the Merged Project be subordinated to the Agency's payments of principal and interest on the 2007 Bonds; and

WHEREAS, the requested subordination does not lessen or eliminate the Agency's obligation to make the required payments to the taxing entities under Section 33607.5 and is intended to permit the Agency to obtain a higher credit rating on its bonds and thus lower the Agency's financing costs; and

WHEREAS, Section 33607.5 provides that if the redevelopment agency requests an affected taxing entity to subordinate the amount to be paid to it, prior to the agency incurring any bonded indebtedness, and the agency provides substantial evidence that sufficient funds will be available to pay both the debt service and the required payments to the taxing entity, that the taxing entity must approve or disapprove the request for subordination within 45 days after the receipt of a letter requesting subordination, and that the taxing entity may disapprove the request only if it finds, based upon substantial evidence, that the agency will not be able to pay the debt payments and the amount required to be paid to the taxing entity under Section 33607.5; and

WHEREAS, the Agency has presented evidence demonstrating its ability to make the required payments to the Taxing Entities after payment of debt service on the 2007 Bonds.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles that:

The County, Fire and Flood hereby agree that so long as the 2007 Bonds remain outstanding, any and all payments which the Taxing Entities are entitled to receive from

Subordinate the County's Right to Receive
Pass-Through Payments to the Redevelopment
Agency of the City of Carson Merged
Redevelopment Project
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the Merged Project pursuant to Section 33607.5 shall be and shall remain subordinate to the payments pledged from the Merged Project to pay the principal of and interest on the 2007 Bonds.

The foregoing resolution was on the 25th day of September 2007, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which the Board so acts.



SACHI A. HAMAI, Executive Officer-Clerk of
the Board of Supervisors of the County of
Los Angeles


By


Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By


Brandi M. Moore
Deputy County Counsel